

24 Auld Mart Road, Milnathort, Kinross. KY13 9FR

24 Auld Mart Road, Milnathort is a well-presented Detached Bungalow situated in a prime residential neighbourhood. Attractively presented throughout, the property may benefit from some modernisation.

The accommodation comprises; Reception Hallway, Sitting Room, Dining Kitchen, 2 Double Bedrooms and Shower Room.

Additionally, the property is set in good sized attractive gardens with a single garage and driveway and further benefits from a modern gas central heating system and double glazing.

Viewing is highly recommended.



PROPERTY DESCRIPTION

FEATURES

- Detached Bungalow
- Sought After Residential Location
- 1 Public Room
- Dining Kitchen
- 2 Bedrooms
- Shower Room
- Gas Central Heating
- Gardens Front, Side & Rear
- Garage & Driveway
- EPC Rating -



ROOM DESCRIPTIONS

Accommodation

Reception Hallway

Accessed from the side, the reception hallway has doors to the sitting room, dining kitchen, 2 bedrooms, shower room and storage cupboard. There is a hatch to the attic space.

Sitting Room

A large public room with feature bay window to the front.

Dining Kitchen

The dining kitchen is fitted with storage units at base and wall levels with worktops and splash back tiling. There is a fitted oven, gas hob and extractor fan, with space and plumbing for appliances. Additionally, there is a sink and drainer, pantry cupboard, large window to the rear and door to the side providing access into the rear garden.

Master Bedroom

The master bedroom has a window to the front and fitted wardrobe with sliding mirrored doors.

Bedroom 2

A double bedroom with window to the rear and fitted wardrobe with sliding mirrored doors.

Shower Room

The shower room comprises; w.c, pedestal wash hand basin and corner shower cubicle. There is a window to the side and door to a storage cupboard.

Gardens

The property is set within attractive gardens to the front, rear and side. The south west facing rear garden is predominantly laid to lawn with several patio areas perfect for outside dining. The garden to the front is landscaped with a variety of plants, flowers and mature shrubs.

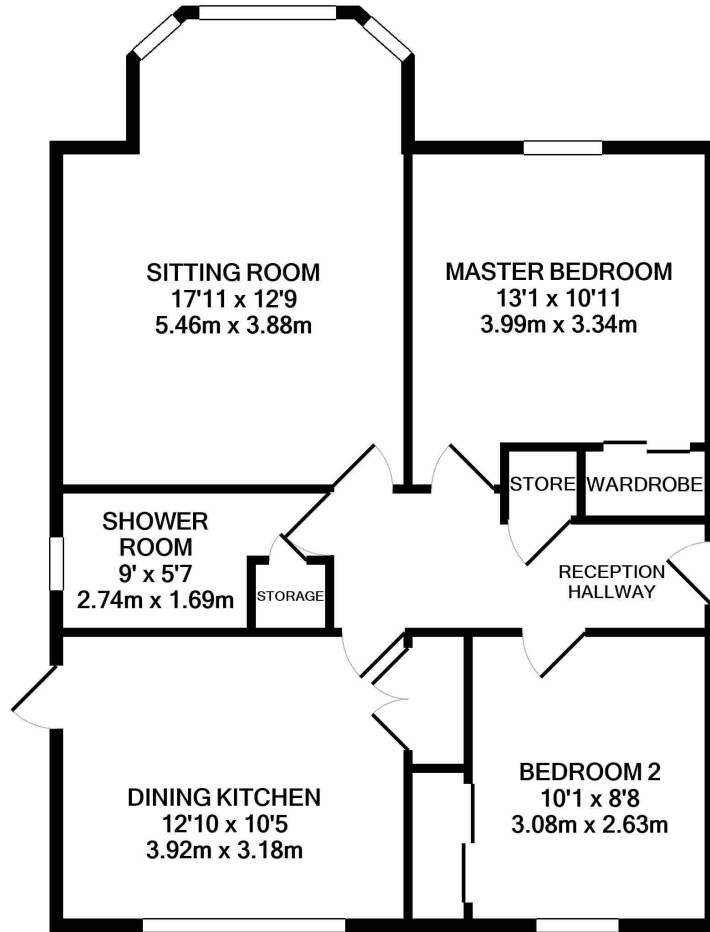
Garage & Driveway

There is a single garage with up and over door and gravel driveway.

Heating

The property benefits from gas central heating.





TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	